

179.0

0007

0002.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

800,500 / 800,500

800,500 / 800,500

800,500 / 800,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		HOMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ROY LAURENT R & VALERIE J	
Owner 2:	
Owner 3:	

Street 1: 47 HOMER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 8,000 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 2088 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	70.	0.83	7									462,000						462,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										122021
										GIS Ref
										GIS Ref
										Insp Date
										07/19/18



PATRIOT
Properties Inc.
USER DEFINED

Prior Id #1: 122021

Prior Id #2:

Prior Id #3:

12/11/20 04:00:31

Prior Id #1:

Prior Id #2:

Prior Id #3:

08/20/18 09:41:05

apro

14132

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Parcel ID 179.0-0007-0002.A										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	338,500	0	8,000.	462,000	800,500	800,500	Year End Roll	12/18/2019
2019	101	FV	313,900	0	8,000.	462,000	775,900	775,900	Year End Roll	1/3/2019
2018	101	FV	312,000	0	8,000.	389,400	701,400	701,400	Year End Roll	12/20/2017
2017	101	FV	312,000	0	8,000.	356,400	668,400	668,400	Year End Roll	1/3/2017
2016	101	FV	312,000	0	8,000.	303,600	615,600	615,600	Year End	1/4/2016
2015	101	FV	261,400	0	8,000.	264,000	525,400	525,400	Year End Roll	12/11/2014
2014	101	FV	261,400	0	8,000.	244,200	505,600	505,600	Year End Roll	12/16/2013
2013	101	FV	261,400	0	8,000.	232,300	493,700	493,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIANO LEO	22564-44		10/30/1992		202,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2009	1041	New Wind	9,660			G8	GR FY08	1STORY W/BMT REDO
11/13/2006	982	Addition	50,000					

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	BS	Barbara S
10/14/2008	Meas/Inspect	163	PATRIOT
1/5/2000	Meas/Inspect	264	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 21 - Split Level				Full Bath: 1	Rating: Good																	
Sty Ht: 1 - 1 Story				A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																	
Foundation: 1 - Concrete				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath:	Rating:																	
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																	
Sec Wall: 8 - Brick Veneer	20%			OthrFix:	Rating:																	
Roof Struct: 1 - Gable				OTHER FEATURES																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good																	
Color: GRAY				A Kits:	Rating:																	
View / Desir:				Fpl: 3	Rating: Good																	
GENERAL INFORMATION				WSFlue:	Rating:																	
Grade: C+ - Average (+)				CONDOS INFORMATION																		
Year Blt: 1959	Eff Yr Blt:			Location:																		
Alt LUC:	Alt %:			Total Units:																		
Jurisdict:	Fact: .			Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		No Unit	RMS	BRS	FL											
Prim Int Wall: 1 - Drywall				Functional:		%		1	7	3												
Sec Int Wall:		%		Economic:		%																
Partition: T - Typical				Special:		%																
Prim Floors: 3 - Hardwood				Override:		%																
Sec Floors:		%		Total:	18.6	%																
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES														
Subfloor:				Basic \$ / SQ:	95.00			Rate	Parcel ID	Typ	Date	Sale Price										
Bsmnt Gar:				Size Adj.: 1.32307684																		
Electric: 3 - Typical				Const Adj.: 1.00589943																		
Insulation: 2 - Typical				Adj \$ / SQ: 126.434																		
Int vs Ext: S				Other Features: 105983																		
Heat Fuel: 2 - Gas				Grade Factor: 1.10																		
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100		% AC: 100		LUC Factor: 1.00																		
Solar HW: NO		Central Vac: NO		Adj Total: 415855																		
% Com Wall:		% Sprinkled:		Depreciation: 77349					Juris. Factor:		Before Depr:	139.08										
				Deprecated Total: 338506					Special Features: 0		Val/Su Net:	99.97										
									Final Total: 338500		Val/Su SzAd:	216.99										
MOBILE HOME				Make:				Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 179.0-0007-0002.A												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc				
More: N	Total Yard Items:					Total Special Features:								Total:								